

The Bank of New York Mellon fka The Bank of New  
York as Trustee for the Benefit of the Certificate  
Holders of the CWALT, Inc., Alternative Loan Trust  
2004-22CB, Mortgage Pass Through Certificates, Series  
2004-22CB

## NOTICE OF FORECLOSURE SALE

Case No. 23-CV-000001

Plaintiff,

vs.

Connie M. Roney a/k/a Connie Marie Sherd, Duane K.  
Sherd, Jane Doe Sherd, Bank of America, N.A., State of  
Wisconsin and Reinhart FoodService LLC

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on May 16, 2023 in the  
amount of \$88,380.65 the Sheriff will sell the described premises at public auction as follows:

TIME: November 29, 2023 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff  
at the sale in cash, cashier's check or certified funds, payable to the clerk of  
courts (personal checks cannot and will not be accepted). The balance of the  
successful bid must be paid to the clerk of courts in cash, cashier's check or  
certified funds no later than ten days after the court's confirmation of the sale or  
else the 10% down payment is forfeited to the plaintiff. The property is sold  
'as is' and subject to all liens and encumbrances.

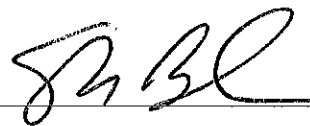
PLACE: At the front door of the Wood County Courthouse, City of Wisconsin Rapids,  
Wood County

DESCRIPTION: LOT 4 OF PINE HAVEN HEIGHTS SUBDIVISION, TOWN OF  
SARATOGA, WOOD COUNTY, WISCONSIN.

PROPERTY ADDRESS: 8011 Pine Haven Ct Wisconsin Rapids, WI 54494-9210

DATED: September 19, 2023

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404



Shawn Becker  
Wood County Sheriff

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose.  
If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be  
construed as an attempt to hold you personally liable for the debt.